160.0	0001	0018.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,000 / 733,000
					USE VALUE:	733,000 / 733,000
					ASSESSED:	733,000 / 733,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HICKS PETER & RYAN JOANNE
Owner 2:	
Owner 3:	
Street 1:	78 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,662 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Wood Shingle Exterior and 2322 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3662.000	362,100		370,900	733,000
Total Card	0.084	362,100		370,900	733,000
Total Parcel	0.084	362,100		370,900	733,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.68 | /Parcel: 315.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106593
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0018.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,200	0	3,662.	370,900	733,100	733,100	Year End Roll	12/18/2019
2019	101	FV	274,600	0	3,662.	370,900	645,500	645,500	Year End Roll	1/3/2019
2018	101	FV	270,700	0	3,662.	328,500	599,200	599,200	Year End Roll	12/20/2017
2017	101	FV	270,700	0	3,662.	275,500	546,200	546,200	Year End Roll	1/3/2017
2016	101	FV	270,700	0	3,662.	275,500	546,200	546,200	Year End	1/4/2016
2015	101	FV	263,900	0	3,662.	238,400	502,300	502,300	Year End Roll	12/11/2014
2014	101	FV	263,900	0	3,662.	230,500	494,400	494,400	Year End Roll	12/16/2013
2013	101	FV	263,900	0	3,662.	219,400	483,300	483,300		12/13/2012

!12501!

PRINT

Date	Time
12/11/20	02:35:08

LAST REV

Date	Time
08/09/18	09:15:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12501

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABRAMO BARBARA	22313-276		8/20/1992		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	106593
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2017	1694	Redo Bat	29,860	C				
4/4/2016	365	Redo Kit	5,200					remodel kitch

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	163	PATRIOT
11/10/2008	Measured	336	PATRIOT
8/17/2005	OWNR INFO	BR	B Rossignol
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3662		Sq. Ft.	Site		0	70.	1.45	8									370,901						370,900	

Total AC/HA: 0.08407 | Total SF/SM: 3662 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 370,901 | Spl Credit | Total: 370,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20321393
Const Adj.:	0.98990101
Adj $ / SQ:	148.883
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444824
Depreciation:	82737
Depreciated Total:	362087

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

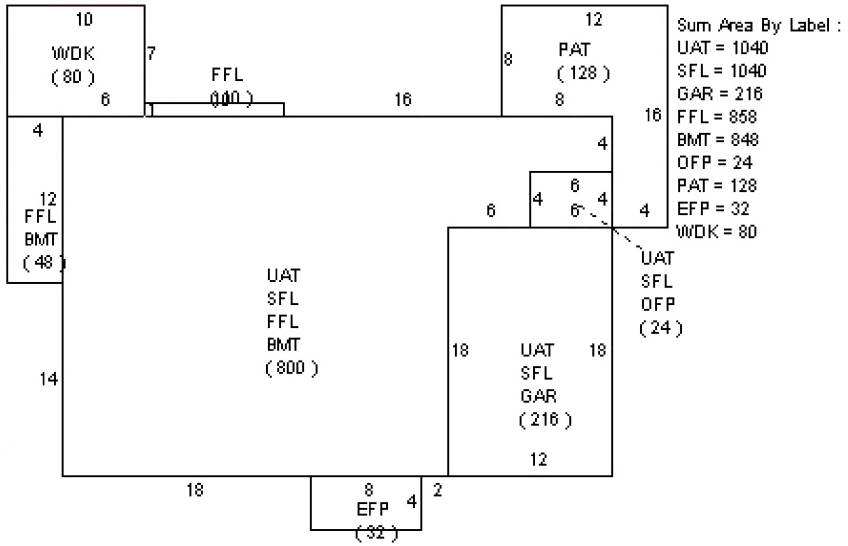
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,040	148.880	154,838
FFL	First Floor	858	148.880	127,741
BMT	Basement	848	62.870	53,310
UAT	Upper Attic	260	59.550	15,484
GAR	Garage	216	26.310	5,682
PAT	Patio	128	5.130	656
WDK	Deck	80	15.840	1,267
EFP	Enclos Porch	32	71.870	2,300
	Net Sketched Area:	3,486	Total:	362,323
Size Ad	1898	Gross Are	4266	FinArea 2322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.88
Special Features:	0	Val/Su Net:	103.87
Final Total:	362100	Val/Su SzAd	190.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0018.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	